

**Planning Commission Meeting  
Public Hearing**

Alaiedon Township Hall  
Monday, March 16, 2026  
7:00 PM

**MINUTES**

The Public Hearing meeting was called to order at 7:00 p.m. by Chairperson Matt Oesterle.

**Roll Call:**

**Present:** Jason Buher, Barb Kranz, Rebecca Lott, Matt Oesterle, Jason Orton, Beth Smith

**Absent:** Laurie Koelling

**Approval of Agenda:**

Beth Smith moved to approve the agenda for the March 16, 2026, Alaiedon Township Planning Commission Public Hearing meeting. Rebecca Lott seconded. Motion approved.

**Approval of January 13, 2026, Minutes:** Beth Smith moved to approve the Minutes from the January 13, 2026, Alaiedon Township Planning Commission meeting. Jason Buher seconded. Motion approved.

**New Business:**

Consider and receive public comment on the Special Use Permit request by property owner Consumers Energy. If granted, the Special Use Permit would allow Consumers Energy to construct a new natural gas regulator facility, including:

- a. a proposed 17' x 13' building
- b. fencing
- c. driveway
- d. electrical equipment
- e. natural gas piping

The proposed building will house gas equipment and allow maintenance activities to be performed indoors and protected from the elements.

The property involves parcel #33-06-06-31-377-033. This is a vacant parcel located between 685 N. Cedar St and 663 N. Cedar St. consisting of .918 acres in a R-2 Medium Density Residential District.

- Planning Commission ahead of the public hearing received several written statements from residents regarding the Consumers Energy request for a Special Use Permit.

**Persons from the floor:**

- Several Alaiedon Township residents were in attendance. Many in attendance addressed the Planning Commission with statements regarding the Consumers Energy request for a Special Use Permit and/or asked the questions of the Consumers Energy (CE) representatives.
- Anthony Stepke, Project Manager at CE and Doug Scott, Rowe Professional Services Company presented an overview of the proposed CE project, request for a Special Use Permit, and responded to questions from persons from the floor and the Planning Commission.
- Planning Commission accepted one additional written statement from resident at the public hearing regarding the Consumers Energy request for a Special Use Permit.
- Planning Commission allowed a resident to read a written statement from another resident that was unable to attend the public hearing.
- Residents questions and concerns focused on the following:
  - Neighborhood and roadway safety and security
  - Noise levels
  - Environmental impact and risk
  - Neighborhood aesthetic and enjoyment
  - Landscape and fencing
  - Property values
  - Consideration of other sites
- Planning Commission deliberation considered the questions and comments from the Alaiedon Township residents, information submitted with the Special Use Permit request, the presentation by A. Stepke and D. Scott, and their responses to questions from the residents and the Planning Commission.
- B. Smith explained that the requested use is allowed in the R-2 zoning district by Special Use Permit. The Planning Commission acknowledged.
- Planning Commission tabled a vote for this Special Use Permit as additional information is needed before the request can be acted on. A. Stepke and D. Scott asked if Consumers Energy could be provided with the list of items that need additional information. The Planning Commission indicated that Consumers Energy would receive a list of items that need to be responded to/addressed.
- The following is the list of items that Consumers Energy needs to respond to prior to returning to the Planning Commission. (3/16/2026 list provided to Consumers Energy)
  1. Landscape Design – Adhere to Section 8.4
    - a. More detailed site and landscape plan
  2. Light Levels and Locations
  3. Fire Department – See Delhi Township Fire Department Memo dated 3-16-26
  4. Sound Study
  5. Property Value Analysis
  6. Fencing – No Barbed Wire

7. Safety Standards
8. Site Plan must allow and provide protection from vehicular strike and any other necessary external boundaries/impediments
9. General Safety – leak protection, how monitored and how often
10. Response Time if an Incident
11. Site Restoration if/when function is decommissioned
12. Evidence of permits from Road Commission, Soil Control/Erosion, Drain Commission
13. Must adhere to Section 9.2B Discharge and Flammable/Hazardous Materials

- Planning Commission indicated that April 20, 2026 will be submitted for scheduling of the next Public Hearing to receive and review the requested information and take action on the Special Use Permit request from Consumers Energy.

**Old Business:** None

**New Business:**

a. **Kayla Mauldin of Spalding DeDecker. Master Plan Draft Discussion and Motion to Forward Draft to Board of Trustees for Distribution:** Spalding DeDecker will present the drafted Master Plan chapters, including *Introduction, Planning Process, Community Profile, Housing Needs Assessment, Land Use and Transportation Vision, and Implementation Strategies*. The team will facilitate a discussion of the drafted content and collect feedback from the Commission. Following the discussion, the Planning Commission may make a motion to forward the draft plan to the Board of Trustees for distribution (to start the 63-day public review period). The discussion will end with an overview of next steps in the Master Plan adoption process.

- Kayla Mauldin provided a hand-out titled “2025-2026 Alaiedon Township Master Plan Update” Planning Commission Discussion, March 16, 2026. She reviewed timeline, current status and next steps including that the Draft plan report is complete, action needed by Planning Commission to motion to forward the draft plan to the Board for distribution, Planning Commission will hold a Public Hearing, and Adoption of the updated Master Plan expected June 2026.
- Beth Smith moved to recommend to the Board to approve the distribution of the draft Alaiedon Township Master Plan. Rebecca Lott seconded. Motion approved.

b. Spalding DeDecker Comprehensive Ordinance Update.

Kayla Mauldin, Spalding DeDecker representative provided an overview of the upcoming “Alaiedon Township Comprehensive Ordinance Update - SDA No. PR26-094” requested by the Alaiedon Township Board. The timing of this project to review and update the Alaiedon Township Zoning Ordinances aligns with and logically follows the update of the Alaiedon Township Master Plan.

- The Board requested that the process used for updating the Master Plan be used for updating the ordinances. She reviewed the overall process and purpose and noted that Phase 1 will include a review of draft ordinances.
- B. Smith noted that legal counsel will also review the draft ordinances.

**Public Comment:** None not germane to the Consumers Energy Special Use Permit noted above under “persons from the floor.”

**Adjourn:** Rebecca Lott moved to adjourn the meeting. Jason Orton seconded. Motion approved. Meeting was adjourned at 9:13 p.m.

Minutes respectfully submitted by Barb Kranz, Secretary.